



VILLAGE OF BARTLETT BOARD MINUTES MARCH 3, 2026

1. CALL TO ORDER

President Gunsteen, called the regular meeting of March 3, 2026, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m.

2. ROLL CALL

PRESENT: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte (remote), Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Assistant to the Public Works Director Sam Hughes, Planning & Development Director Kristy Stone, IT Director John Peebles, Head Golf Professional Phil Lenz, Grounds Superintendent Matt Giermak, Food & Beverage Manager Paul Petersen, Chief Ryan Conway, Deputy Chief Will Naydenoff, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. PLEDGE OF ALLEGIANCE

4. TOWN HALL - None

5. CONSENT AGENDA

President Gunsteen stated that all items marked with an asterisk on the agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the agenda. He asked if there were any items a board member wished to remove from the Consent Agenda, or any items a board member wished to add to the Consent Agenda.

Trustee Deyne stated that he would like to add item F. 1, A Resolution Approving the Concrete Replacement Program Agreement Between the Village of Bartlett And Schroeder & Schroeder Inc. to the Consent Agenda.

Trustee Battermann stated that he would like to add item D. 1, Ordinance Amending the Bartlett Municipal Code Regarding Village Antinepotism Policies to the Consent Agenda.

President Gunsteen then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters



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being voted upon. He then stated that he would entertain a motion to Approve the Consent Agenda, and the items designated to be approved by Consent therein.

Trustee Deyne moved to Amend the Consent Agenda and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

6. MINUTES – Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER'S REPORT - None
9. PRESIDENT'S REPORT

President Gunsteen presented V & V Paesano Pizzeria who were voted the best pizza in Bartlett for 2026 with an award. President Gunsteen thanked staff for putting this together and stated that he was looking forward to next year's competition.

President Gunsteen then introduced Houseal Lavigne Associates, LLC. Mr. Davis went over a presentation highlighting the Lake Street Corridor TIF District Master Plan for the Village of Bartlett. He discussed what they do at Houseal Lavigne including the Meech Group which specializes in TIF and public-private partnerships, led by Michio Murakisi with 20 years of experience. He went on to go over the scope of work which includes a project kick-off and plan visioning, sketch plan options, financial feasibility analysis, and a draft and final master plan. Mr. Davis discussed the importance of successful implementation along with actionable plans, and real outcomes. He went over some past projects that they've worked on which included the



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Oakbrook commercial area's master plan as well as the Lincolnwood Northeast Industrial District TIF development plan. Mr. Davis also went over concept plans made in other states such as the City of Oshkosh in Wisconsin along with the Town of Morrisville in North Carolina. Mr. Davis concluded his presentation and opened it up for questions from the board and staff.

Trustee Gandsey asked if he could talk about a time when it was either input that changed some plans or whether it was more informational so that people could feel connected to it. Mr. Davis stated that it has been both; he went on to say that with the scale that we're at with the Village of Bartlett's project, it lends itself well to prepare a couple of sketch options focusing on different use types or programming, after which they would conduct an open house and set up stations that will allow people to provide input. He went on to say that it's about programming first and then zeroing in on what it could be in the future which allows them to present a plan from there.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne wanted to recognize commissioners on their anniversaries.

11. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2026-13, Ordinance Granting a Fence Height Variation for 1001 Georgian Place, was covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey presented Resolution 2026-14-R, A Resolution Approving of the Professional Service Agreement between the Village of Bartlett and Houseal Lavigne Associates, LLC. Trustee Gandsey moved to approved Resolution 2026-14-R, A Resolution Approving of the Professional Service Agreement between the Village of Bartlett and Houseal Lavigne Associates, LLC. That motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE RESOLUTION 2026-14-R, A RESOLUTION APPROVING OF THE PROFESSIONAL SERVICE AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND HOUSEAL LAVIGNE ASSOCIATES, LLC

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED



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C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

Trustee Battermann stated that Ordinance 2026-15, An Ordinance Amending the Bartlett Municipal Code Regarding Village Antinepotism Policies was covered and approved under the Consent Agenda.

Trustee Battermann presented item D. 2, A Liquor License Creation Class J - 120 Live Bartlett, Inc. He stated that they are requesting liquor licenses to sell alcohol for a St. Patrick's Day celebration March 13th-14th as well as on the 15th. He stated that this event requires the issuance of two Class J Liquor Licenses for special events. Trustee Battermann moved to approve the Liquor License Creation Class J for 120 Live Bartlett, Inc., that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE THE LIQUOR LICENSE CREATION CLASS J FOR 120 LIVE BARTLETT, INC.

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Battermann presented item D 3, A Liquor License Creation Class A & Class V – ME2050, Inc. (Midway). He stated that new license in this class must be created before the license can be issued by the Liquor Commissioner and that the application was submitted, reviewed, and approved by the Village Attorney. Trustee Battermann moved to approve Ordinance 2026-16, the Liquor License Creation Class A & Class V – ME2050, Inc. (Midway), that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2026-16, THE LIQUOR LICENSE CREATION CLASS A & CLASS V – ME2050, INC. (MIDWAY)

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Battermann presented item D. 4, A Liquor License Creation Class B & Class VC – Botanical Harmony, Inc. (Mila's). He stated that a new license in each class must be created before the license can be issued by the Liquor Commissioner. He stated that the application was submitted by Botanical Harmony Inc., doing business at Mila's at 128 Bartlett Plaza and that the



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Village Attorney has reviewed and approved all the appropriate documents. Trustee Battermann moved to approve Ordinance 2026-17, Liquor License Creation Class B & Class VC – Botanical Harmony, Inc. (Mila's), that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2026-17, LIQUOR LICENSE CREATION CLASS B & CLASS VC – BOTANICAL HARMONY, INC. (MILA'S)

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2026-18-R, A Resolution Approving the Concrete Replacement Program Agreement Between the Village of Bartlett and Schroeder & Schroeder Inc., and Ordinance 2026-20, An Ordinance Amending the Bartlett Municipal Code Regarding Stormwater Management Regulations were covered and approved under the Consent Agenda.

Trustee Deyne presented item F. 2, A Resolution Approving of the 2026 Water Main Replacement Project Agreement Between the Village of Bartlett and Gerardi Sewer and Water Co. Public Works Director Dan Dinges stated that they went out to bid for the Water Main Replacement program, and it actually came in under budget. He stated that their budget was 2 million and that they came in at just over 1.8 million. He stated that they had 24 lead services being replaced and recommend at least going up to the full 2 million to add an additional 14 lead services. He went on to say that we have a total of 71 lead services in town that they're aware of and if the board were to approve a 2.4 million budget for the water main project, they would be able to get rid of all 71 lead services. Mr. Dinges stated that they looked at the unit prices for lead replacement compared to what other towns are getting and the price looks favorable. He went on to say that they wanted to bring this idea to the board to see if they would like to eliminate lead services quicker than what was originally planned. He stated that they were originally going to phase it over the next three years but given the good rates they think it might be a good opportunity to get them done in this fiscal year.

Trustee Hopkins stated that he would be in favor of combining them and getting rid of lead services this upcoming fiscal year. He commended staff on doing a great job of foreseeing this and trying to get it accomplished. Trustee Deyne agreed with Trustee Hopkins. President Gunsteen agreed stating that we are likely getting a better rate doing this all at once versus stretching out over a three-year period. He stated that safety and compliance with the EPA is of the utmost importance. Ms. Schumacher stated that we will potentially go below our minimum



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fund balance, so we might get a comment in our audit, but that it would be easy to explain and document why we might go below our minimum.

Trustee Deyne moved to approve Resolution 2026-19-R, A Resolution Approving of the 2026 Water Main Replacement Project Agreement Between the Village of Bartlett and Gerardi Sewer and Water Co. President Gunsteen made a motion to approve the amended amount to \$2.4 million to include the replacement of all lead services. Motioned by Trustee Deyne, seconded by Trustee Hopkins.

ROLL CALL VOTE TO AMEND THE AMOUNT TO \$2.4 MILLION TO INCLUDE THE REPLACEMENT OF ALL LEAD SERVICES.

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

13. NEW BUSINESS - None

14. QUESTION/ANSWER PRESIDENT & TRUSTEES – None

15. ADJOURNMENT

President Gunsteen stated the meeting will adjourn. There being no further business to discuss, Trustee Deyne moved to adjourn the meeting, that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

The meeting was adjourned at 7:29 p.m.

Jackie Cardoza
Executive Assistant